

Council Member Pool 2nd Reading Amendments

LDC Second Reading, February 11, 12, 13, 2020

- I. RESIDENTIAL [R1-R3]**
- II. TRANSITION AREAS [R4, RM1]**
- III. CENTERS AND CORRIDORS [M/MU/MS/CC/DC/UC]**
- IV. AFFORDABLE HOUSING**
- V. NON-ZONING**
- VI. PROCESS**

II. Transition Areas (R4 & RM1), (also, V. Non-Zoning)

1. Reducing Proposed Impervious Cover in areas with Localized Flooding.

Direction:

- Reduce or eliminate transition zoning (R4, RM1) with its higher impervious cover limits from areas identified as having local area flooding issues. *(Still working with staff to identify parcels in flooding areas that need our attention, but those details should be available by second reading).*

III. Centers & Corridors

2. Make changes to the North Burnet Gateway Regulating Plan subdistricts as part of the new code and maps, treating this regional center intended as Austin's "Second Downtown" as a "test case" for amending existing regulating plans and Transit Oriented Districts (TODs).

Direction:

- a. Revise the Transit Oriented District (TOD) and Commercial Mixed Use (CMU) subdistricts within the NGB area to right-size entitlements for desired development, focusing on the parcels between the Broadmoor and McKalla Place tracts for changes.
- b. Revise Neighborhood Mixed Use (NMU), Neighborhood Residential (NR), and Warehouse Mixed Use (WMU) subdistricts to accommodate a wider variety of housing types, especially missing middle, and generally higher housing density.
- c. Update the NGB Regulating Plan density bonus program requirements to more closely align with or exceed the proposed Affordable Housing Bonus Program (AHBP) requirements and to help meet the Austin Strategic Housing Blueprint (ASHB) goals; tie all increases of entitlements in all of the subdistricts to an affordability requirement.
- d. Review the Warehouse Mixed Use (WMU) and Commercial Industrial (CI) subdistricts, and the existing parcels within, for opportunities to transition to residential and live/work uses.

3. Adjustments to Promote Family-Friendly Mixed-Use Developments within Neighborhoods.

Direction:

- Adjust MU2 to require a Conditional Use Permit (CUP) for Bar/Nightclub uses to allow for more community input.

4. Promoting Live/Work Character Districts

Direction:

- a. Review District 7 application of new zones for consistency, especially in areas with recent “Character” or “Special” district designations as part of a recently adopted neighborhood plan.
- b. For example, Buell Avenue in the North Shoal Creek neighborhood is designated as the “Buell Avenue Special District”. Notably, this growing live/work area is a community asset identified in the recent neighborhood plan as a gathering space to “incorporate spaces for tradespeople, shop keepers, craftspeople, artists, and residents to interact while enjoying the calm live/work environment.” An adjustment to the mapping on Buell Avenue from “MU5B-Q” to “IF” on both sides of the avenue, for instance, would better reflect consistency and alignment with the North Shoal Creek Neighborhood Plan designation on the Future Land Use Map (FLUM).

IV. Affordable Housing

5. Preserving Existing Affordable Multifamily

Direction:

- a. Use available data, i.e. Apartments Trends, to identify multifamily properties and zone those properties to reflect the existing use, and approximate number of units and height, and floor to area ratio, with the goal of preserving existing housing by not triggering redevelopment.
- b. Continue efforts to fine-tune the proposed “Preservation Incentive” for older multifamily to support the preservation of existing multifamily developments; consider providing a definition of “market-affordable” to use when calculating the number of units in existing market-affordable multifamily structures.

6. Increase Multi-Bedroom Housing to Benefit Families with Children and Other Multi-Generational Households

Direction:

- Review a potential multi-bedroom requirement for the residential zones starting with R4 and provide a method to target these requirements in areas within ½ mile of our urban public schools.